PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 45776
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/10/04 14:13 2pgs
Fees:13.00 Taxes:1139.60
20040810-0096633

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ralph M. Perrey Julie M. Perrey 8105 Poplarwood Lane Nashville, Tennessee 37221	Countrywide Home Loans 3011 Armory Drive Suite 120 Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 155-03-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$308,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mitchell S. Peterson and spouse, Jill D. Peterson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ralph M. Perrey and spouse, Julie M. Perrey** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section 1, Poplar Wood of record in Book 9700, Page 196 Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mitchell S. Peterson and wife, Jill D. Peterson by deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation of record in Book 10407, Page 463, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 196, said Register's Office, which Plan shows a 20 foot minimum building setback line from Poplarwood Lane together with a designated building site, and 10 foot easement for water and electric purposes along the front line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 9019, page 334, Book 10013, page 935, Book 10206, Page 512, By Laws Book 11606, Page 13, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8105 Poplarwood Lane, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of August, 2004.

Mitchell S. Peterson

Jill D. Peterson

State of TENNESSEE

County of DAVIDSON

On this 6th day of August, 2004 , before me the undersigned authority, personally appeared Mitchell S. Peterson and Jill D. Peterson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $308,000.00

Affiant

Sworn and subscribed before me this the 6th day of August, 2004

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Notary Public